



GRASSROOTS
REALTY GROUP

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3604, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2323944



\$299,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	Closet Organizers, French Door, Granite Counters, Kitchen Island		

Inclusions: 3 Shelves in the Den, Cabinet in the Walkthrough

Welcome to Gateway South Centre, a 2025 CCI Southern Alberta Condo of the Year award-winning community. This well-managed concrete building is known for its quality construction, energy efficiency, and exceptional lifestyle offering, including geothermal heating system, providing enhanced comfort and the potential for long-term utility savings. This beautifully maintained 2-bedroom + den unit features an incredibly desirable open-concept layout, ideal for both everyday living and entertaining. The gorgeous kitchen is the heart of the home, complete with granite countertops, an extended breakfast bar, and modern stainless steel appliances. Recent luxury vinyl plank flooring runs throughout, creating a modern and cohesive feel. Overlooking the peaceful courtyard, the unit offers a functional and spacious design. The primary retreat includes a walk-through closet and private ensuite. The second bedroom, featuring French doors, offers flexibility for guests or a stylish home office. The separate den is perfect for work-from-home needs or additional storage. The sellers have also recently installed a brand new heat pump, adding to the home's comfort and efficiency. Residents enjoy outstanding amenities, including a state-of-the-art fitness centre, social rooms, guest suites, on-site management and security, and ample visitor parking. Ideally located within walking distance to the C-Train and Avenida Food Hall & Fresh Market, this home offers the perfect blend of comfort, convenience, and connection in a vibrant, established community.